



**MINUTES  
OF THE  
CONSERVATION ACQUISITION BOARD (CAB)  
OF  
ARIZONA STATE PARKS  
Meeting of August 21, 2012  
Arizona State Parks  
1300 West Washington  
Phoenix, Arizona**

**A. CALL TO ORDER AND ROLL CALL**

Chair McNichol called the meeting to order at 9:40 a.m.

CAB Members Present:

Christopher McNichol, Chair  
John Graham  
Taber Anderson  
Jeff Swango  
Melinda Gulick

CAB Members Absent:

Stephen Brophy

Arizona State Parks Staff Present:

\*Kent Ennis, Deputy Director,  
Arizona State Parks (ASP)  
Laurie Hachtel, Attorney  
General's Office  
Doris Pulsifer, Resources &  
Public Programs, ASP

\*Kent Ennis was called out of the meeting on other matters during the Grant Presentation.

**B. INTRODUCTION OF MEMBERS AND STAFF**

CAB members introduced themselves followed by introduction of staff.

**C. ACTION ITEMS - Approval of minutes from the August 10 2011 and October 11, 2011 CAB meetings.**

**MOTION** by CAB member Graham, **SECOND** by CAB member Gulick to approve the minutes from the August 10, 2011 and October 11, 2011 CAB meetings. **MOTION PASSED UNANIMOUSLY.**

**D. GRANT APPLICATIONS PRESENTATION**

### **1.Consider Funding FY 2012 Growing Smarter State Trust Land Acquisition Projects.**

Chair McNichol announced that there are six applications for the CAB to consider and a total of \$40,734,760 available to divide among the applications, however, per statute, no more than 50% of the total amount available may be awarded to projects in a single county. For the FY 2012 Growing Smarter Grant Program, there are four separate grant requests within Maricopa County that together total \$65,000,000, and thereby exceed the funding cap of \$20,367,380 for Maricopa County. The remaining two grant requests are from applicants from two separate counties. Neither of those grant requests exceed the \$20,367,380 cap per county.

#### **GENERAL OVERVIEW OF THE GROWING SMARTER STATE TRUST LAND ACQUISITION GRANT FUND PROGRAM.**

Ms. Pulsifer gave a PowerPoint presentation of the Growing Smarter State Trust Land Acquisition Grant Fund Program. (Copy of the presentation available to the public on request.) The funds made available to the Growing Smarter program derive from the Land Conservation Fund. The purpose of the Growing Smarter program is to make funding available to purchase suitable land for conservation in areas that are experiencing rapid growth. Through Proposition 303, the public mandated an annual appropriation of \$20 million (2001 -2011). Of that sum, \$2 million went to the Livestock and Crop Conservation Fund and \$18 million was made available annually to the Growing Smarter program . For the current cycle there is approximately \$40,734,760 available for grants.

Staff received the following six applications for the FY 2012 Growing Smarter State Trust Land Acquisition Grant Program:

- a. Flagstaff, City of - \$2,532,912 for the purchase of 477.80 acres of Picture Canyon.
- b. City of Phoenix – \$15,000,000 for the purchase of 1,543.78 acres of the Phoenix Sonoran Preserve – Priority 3D
- c. Pima County - \$1,890,000 for the purchase of 1,415 acres of Tortolita Mountain Park.
- d. City of Scottsdale - \$15,000,000 for the purchase of 2,045 acres of the McDowell Sonoran Preserve – Cholla Mountain/Rawhide Wash
- e. City of Scottsdale - \$20,000,000 for the purchase of 3,200 acres of the McDowell Sonoran Preserve – Granite Mountain
- f. City of Scottsdale - \$15,000,000 for the purchase of 1,153 acres of the McDowell Sonoran Preserve – Upper Sonoran Desert

The presentation included slides with maps of the lands and surrounding areas and pictures of various features for each project. The maps also noted

lands that have been previously acquired for conservation purposes that are either adjacent or in the vicinity of the parcels that are currently being proposed for acquisition.

Two of the applications are projects outside Maricopa County, three applications from the City of Scottsdale and one from the City of Phoenix. It was noted that the City of Phoenix was the lowest rated of the applications. Discussion followed regarding the range of differences in the ratings among the applications.

Ms. Pulsifer followed up by stating that although the fact of the matter is that some projects did not score as high as others on certain answers to the criteria, all of the properties are more than eligible and well worthy of receiving funding. She added that CAB may also want to consider in addition to the rating scores, the number of acres being purchased and the benefits of distributing the funding in different areas of the state.

The board reviewed and discussed the options listed below, although the focus was on Options 2 and 6.

**Option 1** suggests the following:

Fully fund the two projects outside Maricopa County, which total \$4,279,000 towards the total purchase of 1,892.80 acres as follows:

- Pima County – Tortolita Mountain towards the purchase of 1,415 acres for up to \$1,890,000 and;
- City of Flagstaff - Picture Canyon for the purchase of 477.80 acres for up to \$2,389,000 and;

Fund the two highest scoring and highest requested project amounts from the City of Scottsdale (Granite Mountain and Cholla Mountain-Rawhide Wash), up to the funding cap amount of \$20,367,380 for projects within Maricopa County towards the total purchase of 5,245 acres.

- City of Scottsdale – Granite Mountain, fully fund towards the purchase of 3,200 acres for up to \$18,700,000 and;
- City of Scottsdale – Cholla Mountain/Rawhide Wash partially fund towards the purchase of 2,045 acres for up to \$1,667,380.

**Option 2: Presents only the projects outside Maricopa County.**

Fully fund the two projects outside Maricopa County, which total \$4,279,000 towards the total purchase of 1,892.80 acres as follows:

- Pima County – Tortolita Mountain towards the purchase of 1,415 acres for up to \$1,890,000 and;
- City of Flagstaff - Picture Canyon for the purchase of 477.80 acres for up to \$2,389,000.

**Options 3 thru 6 - Presents only the projects within Maricopa County.**

**Option 3:** This option suggests to fully fund one project within Maricopa County – The City of Scottsdale/Granite Mountain Project and partially fund a second project, The City of Scottsdale/Cholla Mountain-Rawhide Wash Project for total funding of \$20,367,380 towards the purchase of 5,245 acres as follows:

- Fully fund The City of Scottsdale/Granite Mountain Project up to \$18,700,000 towards the purchase of 3,200 acres and;
- Partially fund The City of Scottsdale/Cholla Mountain-Rawhide Wash Project towards the purchase of 2,045 acres up to \$1,667,380.

**Option 4:** This option suggests to fully fund one project within Maricopa County – The City of Scottsdale/Cholla Mountain/Rawhide Wash Project and partially fund a second project – The City of Scottsdale/Granite Mountain Project for total funding of \$20,367,380 towards the purchase of 5,245 acres as follows:

- Fully fund The City of Scottsdale/Cholla Mountain/Rawhide Wash Project up to \$13,300,000 towards the purchase of 2,045 acres and;
- Partially fund The City of Scottsdale/Granite Mountain Project up to \$7,067,380 towards the purchase of 3,200 acres.

**Option 5:** This option suggests to fully fund one project within Maricopa County – The City of Scottsdale/Cholla Mountain/Rawhide Wash Project and partially fund a second project – The City of Phoenix – Sonoran Preserve Priority 3-D Project up to the remaining amount of funds available for Maricopa County for total funding of \$20,367,380 towards the purchase of 3,588.78 acres as follows:

- Fully fund The City of Scottsdale/Cholla Mountain/Rawhide Wash Project up to \$13,300,000 towards the purchase of 2,045 acres and;
- Partially fund The City of Phoenix – Sonoran Preserve Priority 3-D Project up to \$7,067,380 towards the purchase of 1,543.78 acres.

**Option 6:** This option suggests funding all four proposed projects from Maricopa County up to an amount that equals the percentage (36.2732%) of the eligible

amount for each project, based on a ratio of the total amount available to the total amount eligible (ratio of \$20,367,380 to \$56,150,000) as follows:

- City of Scottsdale – McDowell Sonoran Preserve/Cholla Mountain-Rawhide Wash towards the purchase of 2,045 acres for up to \$4,824,330; and
- City of Scottsdale – McDowell Sonoran Preserve/Granite Mountain towards the purchase of 3,200 acres for up to \$6,783,082; and
- City of Scottsdale – McDowell Sonoran Preserve/Upper Sonoran Desert towards the purchase of 1,153 acres for up to \$4,370,917; and
- City of Phoenix – Sonoran Preserve Priority 3-D towards the purchase of 1,543.78 acres for up to \$4,370,917.

Chair McNichol asked that the board consider fully funding the two projects outside Maricopa County (Option 2) for the City of Flagstaff and Pima County. He also asked that the board consider Option 6, which provides funding to all four projects from Maricopa County based on a ratio percentage.

Ms. Gulick expressed concern over recommending grant awards that are not solely based on the rating scores.

In response, CAB member Graham pointed out that because of the statutory limitation of awarding no more than fifty percent in any one county, by default separates the Flagstaff and Pima County projects anyway. That then leaves the four remaining projects to be determined.

In response to Chair McNichol, Kroy Ekblaw stated that the City of Scottsdale was comfortable with Option 6 and willing to accept less than their requested amount. He added that he had discussed the options with the City of Phoenix staff and that they had indicated that they would open to receiving a portion of the funding as suggested in Option 6. Mr. Ekblaw added that although Option 6 would provide approximately \$4M less in funding to the City of Scottsdale, that by partially funding the City of Phoenix according to Option 6, it would allow for the total purchase of 7,941.78 acres versus Options 3 or 4 that only provides toward the purchase of 5,245 by the City of Scottsdale. He added that the City of Scottsdale has preserve tax that will allow them to move forward with the purchase of the acreage not funded through the Growing Smarter Grant Program. He commented that the City of Scottsdale would also like to demonstrate that big cities are able and willing to work together for the common good.

**MOTION** by CAB member **Gulick**, **SECOND** by CAB member Anderson to recommend to the State Parks Board to approve Option 2 as follows:

Fully fund the two projects outside Maricopa County, which total \$4,279,000 towards the total purchase of 1,892.80 acres as follows:

- Pima County – Tortolita Mountain towards the purchase of 1,415 acres for up to \$1,890,000 and;
- City of Flagstaff - Picture Canyon for the purchase of 477.80 acres for up to \$2,389,000.

**MOTION PASSED UNANIMOUSLY.**

**MOTION** by CAB member Gulick, **SECOND** by CAB member Anderson to recommend to the State Parks Board to approve Option 6 as follows:

To approve funding all four proposed projects from Maricopa County up to an amount that equals the percentage (36.2732%) of the eligible amount for each project, based on a ratio of the total amount available to the total amount eligible (ratio of \$20,367,380 to \$56,150,000) as follows:

- City of Scottsdale – McDowell Sonoran Preserve/Cholla Mountain-Rawhide Wash towards the purchase of 2,045 acres for up to \$4,824,330; and
- City of Scottsdale – McDowell Sonoran Preserve/Granite Mountain towards the purchase of 3,200 acres for up to \$6,783,082; and
- City of Scottsdale – McDowell Sonoran Preserve/Upper Sonoran Desert towards the purchase of 1,150 acres for up to \$4,370,917; and
- City of Phoenix – Sonoran Preserve Priority 3-D towards the purchase of 1,543.78 acres for up to \$4,370,917.

The final grant amounts will be based on the Arizona State Land Department (ASLD) final appraisal value of the parcels, agreed upon by the applicants, plus no more than 10% for eligible associated costs. Approval of the awards is contingent upon the appraised land value being finalized before December 31, 2012. I further move that this recommendation be forwarded to the Arizona State Parks Board for final action.

CAB member Graham pointed out that the amount of acres for the City of Scottsdale Upper Sonoran Desert had been misstated as 1,150, and that the correct number of acres to be purchased is 1,153.

**MOTION** by CAB member Gulick, **SECOND** by CAB member Graham to amend the previous motion to reflect the correct number of acres for the City of Scottsdale Upper Sonoran Desert to be 1,153.

**MOTION PASSED UNANIMOUSLY.**



**E. Reports – None**

**F. CALL TO THE PUBLIC:** There were no responses to the call to the public.

**G. SUMMARY OF CURRENT EVENTS, MATTERS OF HPAC PROCEDURE REQUESTS AND ITEMS FOR FUTURE EVENTS:** None

**H. ADJOURNMENT:** The meeting was declared adjourned by Chair McNichol at 10:40 am.

Respectfully submitted by:

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Doris Pulsifer, Chief of Resources & Public Programs